

**MINUTES**  
**TOWN OF FORTMILL**  
**TOWN COUNCIL MEETING**  
**July 27, 2015**  
**7:00 PM**

Present: Mayor Funderburk, Councilmen Huntley, Helms, Shirey, Councilwoman Savage and McCarley, Manager Pieper, Attorney Mack

Absent: Councilman Adams

Guests: Town Engineer, Paul Mitchell, Public Works Director, Davy Broom, Planning Director, Joe Cronin, Assistant Planner, Chris Pettit, Operations Director, Jeff Hooper

Mayor Funderburk called the meeting to order at 7:00 pm and led the Pledge of Allegiance. Councilman Helms gave the invocation and the Mayor welcomed everyone to the meeting. Councilwoman Savage made a motion to approve the July 13 Council Workshop and Regular meeting minutes with a second by Councilman Helms. The motion was approved with a 6-0 vote.

**PUBLIC COMMENT**

Mayor Funderburk opened the meeting for public comments. Mayor Funderburk recognized Al Rogat. Al Rogat provided additional proposals to council as well as a handout detailing his requests. Mayor Funderburk thanked Mr. Rogat for his time.

No additional comments were received. Mayor Funderburk closed the public comment section of the meeting.

**PUBLIC HEARING ITEMS**

1. An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 2, Administration; Article IV, Finance and Taxation; so as to add a new division to be numbered Division 4, Development Impact Fees; providing for the adoption of development impact fees for the Town of Fort Mill; providing for the administration and enforcement thereof; and other matters related thereto: The following comments were received;
  - A. Randy Wilke stated that he has visited other areas of the country that have implemented impact fees. As such, impact fees have not negatively affected the growth. Mr. Wilke explained his support for the implementation of impact fees. Mr. Wilke has worked for a business that grew across the states and during his time there impact fees were considered an investment factor to the company. Mr. Wilke reinstates his support for impact fees.
  - B. Pierre Langevin, attended the previously Council Workshop held on July 13 and extends his congratulations to Planning Director, Joe Cronin, Town staff and the Planning Commission for a detailed explanation on impact fees. Mr. Langevin sent a memo to Town Council asking them to consider managing growth to Lake Wylie, Steel Creek area and Rock Hill. Mr. Langevin expresses his concern of his growing tax bill and asks that growth be addressed.
  - C. Dehler Hart stated that not all growth is equal. Mr. Hart provided Town Council with information regarding taxes on homes and commercial buildings. Mr. Hart would like to see the commercial tax base used to support growth. Mr Hart referenced taxes in N. Carolina versus S. Carolina. Mr. Hart stated that he believes impact fees will make the current issue worse and the only solution is to increase the commercial tax base.

- D. Shaw Kuester represented the Fort Mill Economic Council and stated that impact fees would hinder the growth rate. Mr. Kuester expressed his willingness to work towards a solution with Town Council.
  - E. Michele Branning was present on behalf of the school Board and urges Council to vote no on impact fees.
  - F. Paul DeVine represented Childress Klein Properties. Mr. DeVine states that Childress Klein has had many years working in Fort Mill and looks forward to working in the town in the future. Childress Klein has joined Town staff together in many positive events such as ground breakings for their commercial projects. Mr. DeVine stated that Childress Klein the fees should be minimized to encourage commercial growth.
  - G. Geri Rucker represented Founders Federal Credit Union, whom is part of the York County Regional Chamber. Ms. Rucker stated that 80% of the businesses in Fort Mill have employees of 20 or less. As a result the impact fees will greatly impact the smaller businesses. Ms. Rucker stated that she understands growth management is an issue and hopes Town Council finds a solution.
  - H. Adam Ferrara is a resident and small business owner within Fort Mill. Mr. Ferrara explained that he has enjoyed all aspects of being in Fort Mill. However, had impact fees been in place when he started his business he probably would not have constructed the building recently completed.
  - I. Bayles Mack stated his respect to Town Council as they have a hard job. Mr. Mack stated that the implementation of impact fees would create an anti-business friendly sense. If Town Council does adopt impact fees Mr. Mack hopes that a sizable discount would be offered to commercial, office and industrial businesses. Mr. Mack stated his appreciation for expanding city limits, but hopes Council continues to operate in a business friendly manner. He stated that impact fees would not stop growth.
  - J. Scott Couchenour stated his dislike for seeing a tax applied on church's and the school district. Mr. Couchenour stated that he does own a commercial property and pays a fair portion of taxes.
  - K. Lori Christison stated her support for impact fees. Ms. Christison has lived in Fort Mill for 15 years and feels impact fees are necessary to maintain the standard the community has come to expect. Ms. Christison recognizes the issue with traveling the roads but does not see another solution to the issue other than impact fees.
  - L. Ralph Norman provided information to Town Council and stated his agreement with Mr. Bayles Mack and Ms. Geri Rucker. He said that impact fees may have prevented him from completing some of the aesthetic improvements he made to the Hampton Inn and Suites he built.
2. An ordinance adopting the Town of Fort Mill Capital Improvements Plan for FY 2015-16 through FY 2019-2020; No comments were received.
  3. An ordinance amending the 2008 Comprehensive Plan for the Town of Fort Mill, as amended on January 14, 2013, so as to incorporate the Town of Fort Mill Capital Improvements Plan as an addendum to the Priority Investment Element contained within Volume 2, Fort Mill Tomorrow; No comments were received.
  4. An ordinance amending the Fiscal Year 2014-15 Annual Budget to appropriate revenues and expenditures to the Fire Protection Impact Fee Trust Fund, Parks & Recreation Impact Fee Trust Fund, Municipal Facilities Impact Fee Trust Fund, and Transportation Impact Fee Trust Fund; and amending the Fee Schedule for Building Permit and Building Plan Review Fees; No comments were received.

### **OLD BUSINESS**

1. Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill, so as to change the zoning designation for York County Tax Map Number 020-20-01-016, containing approximately 14.4

acres located at the intersection of River Crossing Drive and Sutton Road, from HC Highway Commercial to MXU Mixed Use; adopting a conceptual plan for the River Crossing Senior Living project; and adopting development conditions for the River Crossing Senior Living Project: Councilman Helms made a motion to approve the ordinance as presented. The motion was seconded by Councilman Shirey. The motion passed by a 4-2 vote. Councilwoman Savage and McCarley were opposed.

2. Second Reading an ordinance annexing York County Tax Map Number 709-00-00-066, containing approximately 1.3 acres at 1086 N Dobys Bridge Road: Councilman Helms made a motion to approve the ordinance as presented. The motion was seconded by Councilman Shirey. The motion passed with a 6-0 vote.
3. Second Reading an ordinance annexing York County Tax Map Number 661-00-00-015, containing approximately 2.46 acres at the corner of Sutton Road and the I-77 northbound exit 83 ramp: Councilman Huntley asked about the location for this ordinance. Joe Cronin, Planning Director, verified the location. Councilwoman McCarley asked if the developer was aware of the potential impact fee. The developer stated that they were aware. Councilwoman Savage made a motion to approve the ordinance as presented. The motion was seconded by Councilwoman McCarley. The motion passed with a 6-0 vote.

### **EXECUTIVE SESSION**

A motion to enter into executive session was made by Councilwoman Savage and seconded by Councilman Shirey. The vote in favor of the motion was unanimous. Council entered into executive session at 7:49 pm.

Council returned to chambers and Mayor Funderburk called the meeting back to open session at 8:08 pm. Mayor Funderburk stated that “no action was taken in executive session.”

### **GENERAL DISCUSSION**

Councilwoman Savage thanked Public Works for all they do and asked if the sidewalk located across from Founders could be cleared.

Councilman Helms stated that he noticed traffic turning left from Springs to Confederate where a left turn is not permitted.

Councilwoman McCarley asked if the subway entrance signs would be changed since no left turn is permitted. Mrs. McCarley also expressed her thanks to emergency staff in handling the accident on Doby's Bridge.

Councilman Shirey asked everyone to be cautious while working outside in the recent extreme heat.

Councilman Huntley advised that he recently received his tax bill and the numbers were not accurate, so be cautious when paying.

General discussion between Council members and Town Staff was held.

### **ADJOURN**

Motion to adjourn was made by Councilman Helms and seconded by Councilwoman Savage. The motion to adjourn was approved unanimously.

Meeting was adjourned at 9:03 pm.

Respectfully submitted,

Dana Powell  
Municipal Clerk